



City of Rockville

MEMORANDUM

August 18, 2014

TO: Sign Review Board Members

FROM: Tamara Dietrich, Zoning Inspector

SUBJECT: Application for the August 27, 2014 meeting

SRB2015-00560 – Twinbrook Commons, 5700-5750 Fishers Lane

This modification request is to permit a building identification sign that designates the apartment homes (Terano) above the pedestrian level retail stores. The proposed sign is a blade sign and is 107.25 square feet in area. The proposed blade sign will project off of the building 36 inches and will be located between the second and fifth floors of the building. The sign has three faces, front and back that is defined by the Sign Ordinance as one sign face area. The one foot area between the sign will be utilized as another sign displaying the word "Apartments".

This property is located in a Planned Development Zone, PD-TC (Twinbrook Commons) and the designated equivalent zone is Mixed-Use Transit District Zone (MXTD). Sign requirements in the MXTD zone permit individual business/tenant signs to be placed only on the pedestrian level of the building. When the building is occupied by two or more businesses/tenants, two building identification signs are permitted above the pedestrian level with a maximum area of 50 square feet each, on any exterior wall that has frontage on the public right-of-way. The sign modification request is for the front and back of the building identification sign that is 107.25 square feet in area. The sign on the edge (the space in between the main signs) is 33 square feet in sign face area. The total area of both signs is 140.25 square feet. The proposed signs meet the requirements of the Sign Ordinance except for the size.